

**Monday, March 6, 2023**  
**BOARD OF ALDERMEN REGULAR MEETING**

**MINUTES**

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

A. Call to Order – Mayor Dimmitt called the meeting to order at 7:00 PM with the Pledge immediately following.

B. Pledge of Allegiance

**2. ROLL CALL**

A. Roll Call – All members were present.

Alderman Plufka – Present

Aldерwoman Tice – Present

Aldерwoman Sims – Present

Alderman Wegge – Present

Alderman Gould – Present

Alderman Lochmoeller – Present

Aldерwoman O’Neill - Present

Alderman Shelton – Present

Additional people present at the meeting included: Eric Gruenenfelder (Director of Parks and Recreation), Dan Gummersheimer (Director of Public Works), Whitney Kelly (Director of Planning and Development), Joe Spiess (Police Chief), Ronnie Cottrell (Fire Chief), Bola Akande (City Administrator), Kevin O’Keefe (City Attorney), and Kelle Silvey (Deputy City Clerk)

**3. AGENDA APPROVAL**

A. Approval or Amendment of Agenda –

Alderman Gould requested that we pull Item F – Resolution No. 1427 from the Consent Agenda and move to New Business to allow for discussion of the item.

Members then approved the amended agenda by acclamation.

**4. ANNOUNCEMENTS, APPOINTMENTS, PROCLAMATIONS & RECOGNITIONS**

A. Appointment - Board of Adjustment

Mayor Dimmitt shared information and recommendation for Don Keeling to become a member of the board of Adjustment (See information in BoardDocs).

**Motion was made by Alderman Gould and seconded by Alderman Lochmoeller to accept the recommendation to appoint Don Keeling to the Board of Adjustment.**

**Motion carried by unanimous voice vote.**

B. Metrolink Security Presentation

Kevin Scott, General Manger for Security of Bi -State (since 2019) d/b/a Metro Transit, presented overview of project for Bi-State Development - a Security Assessment for Metrolink (Power Point presentation Available in BoardDocs). He noted some historical background information – (Cordell Whitlock with Bi-State was present as well).

In 2019 Bi-State did a security study specific to Metrolink (Ridership and safety declining since 2018) – Phase 1 - included six areas for review including Security strategy and security staffing, Training regarding Fares and Fare enforcement, Technology, and Crime prevention design. There were 99 recommendations made for comprehensive safety program for overall transit system.

From this came a blueprint for success for moving forward. Many completed, but many require capital funding.

Currently working on the Metrolink Secure Platform plan - this moves plan from open concept to gated secure platform system. (In process now.) Includes updated and increased digital-real time cameras, new gating system, retro fitting platforms with new equipment, and the purchase and installation of new fare collection system. Hope to take all 38 platforms to final design. Adding one additional platform for total 39.

Funding estimate is \$52 Mill. project. Monies to come from Bond refinancing, Illinois Federal stimulus, Bi-State Development capital and American Recovery Plan, and Private sector (which has been secured).

Starting with a phased approach. "Pilot" program of 4 platforms and the gating system -- all will be in Illinois. Allows for learning of system and operation. They will staff these locations until the fare collection system goes online. They will be starting bid process for construction in August of this year. When final design for construction starts (end of the year) then will begin bid process for next phase.

Last component is the Implementation of a Mental Health employment program for services.

Alderman Lochmoeller inquired if the platform design received input/support from Local Police Depts.? Mr. Scott indicated that yes, when they enter into final design phase for construction they will be reaching out to all agencies, and for sure Brentwood Police for the platform in Brentwood.

Alderman Gould inquired about the camera systems and accessibility if needed in local municipalities. Mr. Scott noted that the feed is real-time and live to their system and St. Louis County real time camera center so can be utilized by local agencies if needed.

Alderman Wegge inquired if there would still be two "entry points" (both sides) to platform and Mr. Scott indicated that the gating system would enable entry from both sides on the Brentwood platform.

## **5. PUBLIC HEARING**

### **A. Public Hearing for a New Conditional Use Permit for a Hair Salon and Massage Studio at 9012 Manchester Road**

Mayor Dimmitt gavel opened the hearing. Whitney Kelly presented information and introduced Mary Merriweather who is one of the individuals operating the massage studio.

Whitney noted property is under a half-acre and requires a conditional use permit. There is sufficient parking on site. Planning and Zoning approved conditional use by vote of 5 to 0. Mary noted this will be run by her and her daughter (Both in businesses over 20+ years each).

Mayor Dimmitt Gavel closed the hearing.

### **B. Public Hearing for a Text Amendment Amending Section 400.1870(B) Of The Zoning Code Relating To Corner Lots In The A And B Single Family Residential Zoning Districts To Allow For A Reduction In The Side Yard Setback For Those Properties Along A Minor Arterial Roadway To Allow For A Detached Garage Accessory Structure Per Certain Conditions.**

Mayor Dimmitt gavel opened the hearing. Whitney Kelly presented the information regarding properties with frontage on McKnight but not direct access from McKnight. This allows them to use their side-yard with setbacks for garage. Planning and Zoning Commission recommended approval.

Mayor Dimmitt Gavel closed the hearing.

## **6. CITIZEN COMMENTS**

A. Citizen Comments - None

## **7. MAYOR AND ALDERMEN REPORTS**

A. Mayor David Dimmitt - offered thanks to Alderman Plufka for taking the reins of the last meeting while he attended a legislative conference in Jefferson City. He was helping to address public safety and sales tax issues.

Regarding public safety –and how St. Louis County deals with juveniles (17 yrs and under) and the State's point system and formula for crimes/offenses by a minor (went into effect January 2022) – A certain number of points is required before an officer can take a juvenile into custody, but some jurisdictions don't interpret and add the points the same way. So they are trying to get that fixed with an amendment to be consistent with the points system offenses and the ability to hold juveniles for prosecution, as opposed to taking them back to their parents. Also, currently it is not illegal for a minor to be in possession of a gun. (A provision was introduced in a bill to make this illegal, but it was stripped out of the Bill) This makes it very difficult for law enforcement in St. Louis.

The other item was regarding sales tax - a Bill that has been introduced to exclude sales tax on food items. (That would be ok if it was limited only to the state, but some representatives want to apply this to the local governments as well.) This would have a significant impact on Brentwood if passed. We will see a 15% decrease in revenue in 2023. That is devastating as we rely on that money. We made decisions based on this income (i.e., Brentwood Bound – COP's) We would have to cut back significantly on services to cover that debt or institute other taxes (like real estate tax). Senate hopes to slow down this Bill to review the detrimental effect on municipalities.

Also, we had a clean-up last year along Eager and Hwy 40 – and it's in need of clean-up again. Charlie Brennan is heading this up on Friday, March 31<sup>st</sup> for about an hour or so, and we encourage all to come and participate.

B. Alderman David Plufka - Ward 1- shared his appreciation for the efforts and great leadership of Mayor Dimmitt. He hopes his work helps turn the tide on these issues. He also wished the Mayor a Happy Birthday.

C. Alderwoman Nancy Parker Tice – Echoed the Birthday Wishes and thanks to the mayor. She announced the Ward 1 meeting date change – to be held Wednesday, March 8<sup>th</sup> at Community Center at 6:30.

D. Alderman Brandon Wegge - Ward 2 – Thanked the Board for the sponsorship/fee waiver of the P.T.O Ice-skate Mixer this past weekend. It was well attended. Happy Birthday wishes as well to the mayor.

E. Alderwoman Sunny Sims - Ward 2 – Echoed the Birthday wishes and work in Jefferson City.

F. Alderman Steve Lochmoeller - Ward 3 – Ditto to these wishes as well.

G. Alderman Jeff Gould - Ward 3 – Also echoed the wishes and announced that the Ward 3 meeting also had a date change – and is now to be held Wednesday, March 29<sup>h</sup> at Recreation Center at 6:30.

H. Alderwoman Kathy O'Neill - Ward 4 – offered a Library report, stating that the library is now a passport acceptance agency. Also, they have acquired 8 new computers (5 for public, 3 for staff) thanks to federal grants from the Institute of Museum and Library Services through the state library services.

I. Alderman Jack Shelton - Ward 4 – echoed the well-wishes shared by others.

## 8. CITY ADMINISTRATOR REPORT

### A. Brentwood Bound Update

Craig Schluter shared Birthday wishes to the mayor, and that the Brentwood Industrial Bridge is now open for use. He presented the regular Brentwood Bound financial update, noting there were no construction costs, some soft costs, and no property acquisition or additional funding sources to report. (Report available in BoardDocs).

Alderman Wegge asked if the tunnel will be open for use by June 3 – and Craig noted that he hopes so, but he has no control as this is a MODOT project.

Alderman Wegge also inquired about the GRG connector being done as well – and Craig said this will not be done in June. There are many steps to still complete on this as well. What will be completed is the Brentwood Park – Phase one and two – 33 acres.

## 9. CONSENT AGENDA

### A. Standing Committees Reports

B. Warrant Lists - Operating Funds and Expenditures from the 2019 Series Certificates of Participation Proceeds (COP)

### C. Board of Aldermen Meeting Minutes

D. Resolution No. 1425 - A Resolution Approving An Amended Agreement With Stryker/Physio Control, Inc.

E. Resolution No. 1426 - A Resolution Approving a Change Order to the Contract with Christner for Additional Civil Engineering Services for the Brentwood Park Pavilion and Event Lawn Project

F. Resolution No. 1427 - A Resolution Approving a Contract with SWT Design to Prepare the City of Brentwood Parks and Recreation Master Plan – **Item moved to New Business per request during Agenda approval, Item 3A.**

G. Resolution No. 1428 - A Resolution Approving the Pricing Structure for the New Pavilion in Brentwood Park.

**MOTION was made by Alderwoman Tice and seconded by Alderman Plufka to approve the consent agenda as amended. Roll Call:**

Alderman Plufka – Yes

Alderwoman Tice – Yes

Alderwoman Sims – Yes

Alderman Wegge – Yes

Alderman Gould – Yes

Alderman Lochmoeller – Yes

Alderwoman O'Neill - Yes

Alderman Shelton – Yes

**Motion carried by a vote of 8 (yes) to 0 (no).**

## 10. OLD BUSINESS

None

## 11. NEW BUSINESS

A. Bill No. 6449 - An Ordinance Authorizing Amending Section 400.1870 Regarding Yard Requirements For Certain Corner Lots In The “A” And “B” Zoning Districts - First and Second Reading

First Reading by City Attorney.

Alderman Lochmoeller asked Director Kelly for clarification on A& B zoned areas, and then why they did not just go for a variance on this? Alderman Plufka answered stating that most properties there don't comply with the ordinance, so it seemed a better practice to amend the ordinance.

Keeps future property owners from having to go through the variance process.

The purpose for the setbacks on corner lots is for aesthetics and for safety, but on McKnight road it's a bit different, thus the new ordinance for this road specific.

**Motion made by Alderman Plufka and seconded by Alderwoman Tice for 2<sup>nd</sup> Reading of Bill. Motion carried by unanimous voice vote.**

2<sup>nd</sup> Reading by City Attorney

**Motion was moved by Alderwoman O'Neill and seconded by Alderman Gould to Perfect Bill #6449 into Ordinance form. Roll Call:**

Alderman Plufka – Yes	Alderwoman Tice – Yes
Alderwoman Sims – Yes	Alderman Wegge – Yes
Alderman Gould – Yes	Alderman Lochmoeller – Yes
Alderwoman O'Neill - Yes	Alderman Shelton – Yes

**By a vote of 8 (yes) to 0 (no) Bill No. 6449 will become Ordinance No. 5080**

B. Bill No. 6450 - An Ordinance Granting Site Plan Approval And A Conditional Use Permit For A 400 Square Foot Hair Salon And Massage Therapy Studio At 9012 Manchester Road - First and Second Reading

1<sup>st</sup> Reading by City Attorney

No presentation or questions since it was already shared during public hearing.

**Motion made by Alderman Lochmoeller and seconded by Alderman Shelton for 2<sup>nd</sup> Reading. Motion carried by unanimous voice vote.**

2<sup>nd</sup> Reading by City Attorney

**Motion made by Alderman Lochmoeller and seconded by Alderwoman Tice to Perfect Bill No. 6450 into Ordinance form. Roll Call:**

Alderman Plufka – Yes	Alderwoman Tice – Yes
Alderwoman Sims – Yes	Alderman Wegge – Yes
Alderman Gould – Yes	Alderman Lochmoeller – Yes
Alderwoman O'Neill - Yes	Alderman Shelton – Yes

**By a vote of 8 (yes) to 0 (no) Bill No. 6450 will become Ordinance No. 5081.**

C. Bill No. 6451- An Ordinance Of The City Of Brentwood, Missouri, Approving An Amendment To An Agreement for Housing Municipal Inmates with St. Louis County; Authorizing Certain Other Actions In Connection Therewith; Providing For The Effective Date Of This Ordinance; And Containing A Severability Clause. First and Second Reading

1<sup>st</sup> Reading by City Attorney

Chief Spiess presented information noting this is a renewal of the contract to house inmates. The cost of detention is still \$50.00 a day, but that the cost to house inmate at the Justice Center requiring infirmary care has increased to \$300 per day. He noted that fortunately we do not have many.

**Motion was made by Alderman Gould and seconded by Alderman Lochmoeller for 2<sup>nd</sup> Reading of the Bill.**

**Motion carried by unanimous voice vote**

2<sup>nd</sup> Reading by City Attorney

**Motion was made by Alderwoman O'Neill and seconded by Alderman Lochmoeller to Perfect Bill No. 6451 into Ordinance form.**

Alderman Plufka – Yes

Alderwoman Tice – Yes

Alderwoman Sims – Yes

Alderman Wegge – Yes

Alderman Gould – Yes

Alderman Lochmoeller – Yes

Alderwoman O'Neill - Yes

Alderman Shelton – Yes

**By a vote of 8 (yes) to 0 (no) Bill No. 6451 will become Ordinance No. 5082**

D. Bill No. 6452 - An Ordinance Adopting And Enacting A New Code Of Ordinances Of The City Of Brentwood; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Expressly Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing Penalty For The Violation Thereof; And Providing When This Ordinance Shall Become Effective - First and Second Reading

First Reading by City Attorney

The City Administrator noted this is a housekeeping item that is done each year after the Governor signs all the Bills into law. Once it is adopted it will be codified.

Alderman Wegge noted that there is a typo for one of the items – 210.1330 – should be 215.1330

City Administrator noted the change and will have this corrected.

**Motion made by Alderman Plufka and seconded by Alderman Gould for 2<sup>nd</sup> Reading of Bill.**

**Motion carried by Unanimous voice vote.**

2<sup>nd</sup> Reading by City Attorney

**Motion made by Alderman Gould and seconded by Alderman Shelton to Perfect Bill No. 6452 into Ordinance form. Roll Call:**

Alderman Plufka – Yes

Alderwoman Tice – Yes

Alderwoman Sims – Yes

Alderman Wegge – Yes

Alderman Gould – Yes

Alderman Lochmoeller – Yes

Alderwoman O'Neill - Yes

Alderman Shelton – Yes

**By a vote of 8 (yes) to 0 (no) Bill No. 6452 will become Ordinance No. 5083**

## **12. CITIZEN COMMENTS**

A. Citizen Comments - None

## **13. CLOSED MEETING**

Mayor noted there were no closed items for discussion.

A. Legal - RSMo 610.021 (1)

B. Real Estate - RSMo 610.021 (2)

C. Personnel - RSMo 610.021 (3)

D. Copy of RSMo 610.021 (12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected;

## **14. ADJOURN**

A. Adjournment – Mayor noted there was no further business. The meeting adjourned at 8:00PM

This meeting was livestreamed on YouTube and recorded. The recording will be made available on the City's YouTube channel.